

September 09 2025 Meeting Opened 9:00 AM by Chairperson Andrew Cohen

ARC Committee Attending: Chairperson Andrew Cohen, HOA Manager Joyce Gillespie, Board Liaison Paul Lowe, Recording Secretary Michael Adduci, Connie Davis, Terry Potts, John Meierhofer.

Via Zoom: Assistant HOA Manager Lori Roy, Diane Hertel

Excused Absence: Committee members, James Hay, Dennis Walling, , Mary Kelley

Approval of the July 22nd minutes was motioned for Approval by Chair Andrew Cohen and 2nd by Terry Potts.

Residents attending: None

ARC Application Approval Tracking - For Minutes

Updated as of 9/9/2025

Approved by
Z
o
n
e
Zone
Member
Meeting
Date

Address	Lot #	Application Request		Zone Member	Meeting Date
2181 Rio Nuevo	231	Install new roof tile and use existing gutters & downspouts	1	Connie / Mary	9/9/2025
20888 Ocho Rios	297	Install hurricane impact windows with all front windows with grids	1	Connie / Mary	9/9/2025
2300 Valparaiso	179	Extension on approval to paint house	1	Connie / Mary	9/9/2025
2131 Valparaiso	33	Paint house, trim, garage door, & front door	1	Connie / Mary	9/9/2025
20895 Villareal	309	Install hurricane impact windows with all front windows with grids	1	Connie / Mary	9/9/2025
1891 Palo Duro	388	Paint Driveway	2	Diane / Terry	9/9/2025
1661 Palo Duro	207	Paint house only	2	Diane / Terry	9/9/2025
2171 Corona	571	Install generator & use existing propane tank	2	Diane / Terry	9/9/2025
1970 Corona	355	Install hurricane impact windows & White accordion shutters	2	Diane / Terry	9/9/2025
2660 Palo Duro	466	Paint house, trim, garage door, & front door	2	Diane / Terry	9/9/2025
2081 Palo Duro	406	Redo lanai in same footprint & add composite roof & gutters	2	Diane / Terry	9/9/2025
2081 Palo Duro	406	Widen driveway	2	Diane / Terry	9/9/2025
2070 Palo Duro	518	Paint house, trim, & garage door	2	Diane / Terry	9/9/2025
20821 Mystic	644	Replace lanai pavers and torn lanai screen	3	Jim / John	9/9/2025
20676 Dennisport	806	Install gutters & Downspouts	3	Jim / John	9/9/2025
20683 Dennisport	725	Install hurricane impact windows	3	Jim / John	9/9/2025
20752 Mystic	716	Replace pave drive & walkway with colored concrete & widen drive. Remove screen wall on lanai & install swim spa - replace screen wall	3	Mike/Dennis	9/9/2025
3402 Via Montana	1102	Install pavers on driveway & walkway with border	4	Mike / Dennis	9/9/2025
3415 Via Montana	1065	Remove & replace solar panels in same place	4	Mike / Dennis	9/9/2025
20971 Skyler	1193	Replace 2 windows and sliders with hurricane impact	4	Mike / Dennis	9/9/2025
20910-2 Calle Cristal	1241	Install hurricane impact garage door	4	Mike / Dennis	9/9/2025

Review of Violation List: None

Board Liaison Report: Liaison Paul Lowe spoke about zone assignments that will be changing as new members will be joining. This is done to avoid conflict in a committee member's zone where they may be living.

Any member on the committee should not be allowed to write violations in said zone. Therefore, they will not volunteer in a zone where they live.

Liaison Lowe spoke about Benjamin Youngblood, who is a new member who will be joining the committee in the new session.

Paul also thanked committee members who are leaving at the end of this current session.

Managers' Report: Manager Gillespie spoke about updating the ARC book for the 2025-2026 session. New additions will be added such as rule changes, refreshing of the binder if needed.

New ARC committee members session will begin October 1st 2025.

Discussions: Committee members spoke about the possibility of rules involving the residential addition of a swim spa.

Issues discussed are size, height, and color of side panels.

Zoom information to be given prior to the next meeting

Adjournment: Paul Lowe adjourned at 10:15 AM

Respectfully Submitted,

ARC Recording Secretary,

Michael Adduci